

**PB# 87-57**

**Donahue, Flannagan, &  
Denlea (Sub.)**

**32-1-10.25**

87-57 Donahue, Flannagan,  
Denlea Subdivision 11-18-84

**General Receipt** 9145

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Chas D. Grevas July 28 1987  
\$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Application Fee #87-57

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Check #2136</u>		<u>25.00</u>

By Pauline M. Townsend  
T. P. n.

Williamson Law Book

Rec. Fee NO. Dec 31 1987

RECEIVED FROM Lynn Vance  
Five hundred and 00/100 DOLLARS

Account Total \$ \_\_\_\_\_  
 Amount Paid \$ 500.00  
 Balance Due \$ \_\_\_\_\_

Ruth W. Laverdy

**TOWN OF NEW W.** "THE EFFICIENCY LINE" AN AMPAD PRODUCT

555 Union Avenue  
New Windsor, N. Y. 12550

Received of Jane J. Caragan xxxxx 1987  
\$ 560.00

Five hundred, Fifty and 00/100 DOLLARS

For Sub-division Fee - Pre-preliminary \$700.00 Preliminary Plat \$110.00, Final Plat \$90.00 + \$10.00, Final Plat Section Fee \$150.00, Minor Subdivision + Transfer \$100.00 87-57

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR #2888</u>		<u>560.00</u>

By Pauline M. Townsend  
Town Clerk  
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt** 9515

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Edward Flanagan Jan. 19 1988  
\$ 20.00

Twenty and 00/100 DOLLARS

For Engineering Fee - Minor Subdivision 87-57

DISTRIBUTION

FUND	CODE	AMOUNT

By Pauline M. Townsend  
Town Clerk  
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

87-57.

CHAIRPERSON:

RE MAP # 8684

TOWN ☒ NEW WIDDSON  
CITY ☐  
VILLAGE ☐

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY  
CLERK'S OFFICE:

TITLE Minor Subdiv. P. Donahue D. Flanagan  
DATED 6-15-87 rev. 11-20-87 + J. Denton  
FILED 11-19-88

APPROVED BY Honny Schulte ON Nov. 18, 1987

32-1-10.25

Miner Weimann  
~~ACTING DEPUTY COUNTY CLERK~~  
Cec + Dault

TOWN OF NEW WINDSOR PLANNING BOARD  
TRACKING SHEET

PROJECT NAME:

*Donahue, Flanagan & Dolson*

PROJECT NO. :

*87-57*

TYPE OF PROJECT:

Subdivision ☒

Site Plan ☐

Lot Line Change ☐

Other (Describe) ☐

TOWN DEPARTMENT REVIEWS:

Date  
App'd

Date  
Not App'd

Not  
Required

Planning Board Engineer

Highway

Bu. Fire Prev.

Sewer

Water

Flood

*8/18/87*  
☒

OUTSIDE DEPT./AGENCY REVIEWS:

DOT

DEC

O/C PLANNING

O/C HEALTH

NYS DOH

OTHER (SPECIFY)

SEOR:

Lead Agency Action

Determination

EAF Short ☒

Long ☐

Submitted ☐

Accepted ☐

Proxy: Filed ☒

Yes

Representative ☐

PUBLIC HEARING:

Held (DATE)

Waived\* ☐

Other ☐

(\* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:

(SUBDIVISIONS)

Sketch Plan Date

+ 30 days = Action Date

Preliminary P/H Date

+ 45 days = Action Date

Preliminary App'l Date

+ 6 months = Final Resub. Date

Final Plan Date

+ 45 days = Final App'l Date

TIME SEQUENCING:

(SITE PLANS)

Presubmission Conf. Date

+ 6 months = Submittal Date

First Meeting Date

+ 90 days = Final App'l Date

FLANAGAN MINOR SUBDIVISION (87-57)

Mr. Lou Grevas: This proposal is for the deviation of one lot containing 1.011 acres from 23.642 acres site. There are three owners listed in the title block. The applicants are one of those owners. The reason for doing this is to clear the title so to speak. One of the owners will get that lot and the other will get the remainder and we will be back with the subdivision for the remainder. The application is a minor subdivision, just the two lots. I notice tonight in reading Mark's comments he has a comment on there about the date of the percolation test and who did it. It was done by McGoeey and Hauser on the fourth of August, 1986. So that is for the record if you want me to put it on the plan I will. I believe the only other comment concerning the SEQR resolution. We have submitted the short form and all the necessary paperwork so I would ask for approval on this one since it is such a minor subdivision.

Mr. Van Leeuwen: I make a motion that we approve the minor subdivision of Flanagan, waive the public hearing, declare the Town of New Windsor Planning Board lead agency and make a negative declaration.

Mr. Mc Carville: I will second that.

MR. VAN LEEUWEN                      AYE

MR. SCHIEFER  
MR. MC CARVILLE  
MR. JONES  
MR. LANDER  
MR. SCHEIBLE

AYE  
AYE  
AYE  
AYE  
AYE



555 UNION AVENUE  
NEW WINDSOR, NEW YORK

87-5.7

D.F.D. SUBDIVISION

This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

SIGNED: Richard Holuby  
CHAIRMAN



8257

BUILDING INSPECTOR, P.B. ENGINEER,  
WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Elias Greco CS. for the building or subdivision of  
Donahue - Flanagan - Denlea has been  
reviewed by me and is approved L  
~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason.~~

There is no town water in this area

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Stew Diddio  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

FLANAGAN  
8757

BUILDING INSPECTOR, P.B. ENGINEER,  
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Elias Grevas, L.S. for the building or subdivision of  
P. Donahue D. Flanagan has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lyman D. Masten Jr  
SANITARY SUPERINTENDENT

July 29, 1987  
DATE

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

MINOR SUBDIVISION FOR

1. Name of Project P. DONAHUE, D. FLANAGAN & J. DENLEA
2. Name of Applicant Mr & Mrs. Edward Flanagan Phone (914) 564-6636  
Address R.R. #2, Box 25, King Drive, New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)  
PETER J. Donahue,
3. Owner of Record Dorothy Flanagan & Joan Denlea Phone \_\_\_\_\_  
Address 40 Flanagan (Applicant)  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan ELIAS D. GREVIAS, L.S. Phone (914) 562-8667  
Address 33 QUASSACK AVE., NEW WINDSOR, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Allen INZONKA Phone 301-0511  
PO BOX 187  
Address 169 LIBERTY STREET, NEWBURGH, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the East side of King Drive  
1000' ± feet Southeast  
(Street) (Direction)  
of Route 207  
(Street)
7. Acreage of Parcel 23.642± 8. Zoning District R-1
9. Tax Map Designation: Section 32 Block 1 Lot 10.25
10. This application is for Minor Subdivision
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership (Flanagan)  
Section 32 Block 1 Lot(s) 10.1

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

DOROTHY FLANAGAN being duly sworn, deposes and says that she resides at 751 Little Britain Road in the County of Orange and State of New York and that she is (the owner in fee) of \_\_\_\_\_

(Official Title)

of the ~~Corporation~~ which is the Owner in fee of the premises described in the foregoing application and that she has authorized JANE FLANAGAN to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

16<sup>th</sup> day of June 1987

Elizabeth C. Khare  
Notary Public

Dorothy Flanagan  
(Owner's Signature)

Jane C. Flanagan  
(Applicant's Signature)

(Title)

ELIZABETH C. KHARE  
Notary Public, State of New York  
No. 4667771  
Term Expires March 30, 1988

REV. 3-87

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☐ N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☐ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

\* If applicable.

13. ☒ Name of adjoining owners.
- \*14. ☐ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. ☐ Flood land boundaries.
16. ☒ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ☒ Final metes and bounds.
18. ☒ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ☒ Include existing or proposed easements.
20. ☐ N/A Right-of-Way widths.
21. ☐ N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ☒ Lot area (in square feet for each lot less than 2 acres).
23. ☒ Number the lots including residual lot.
24. ☒ Show any existing waterways.
- \*25. ☐ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ☒ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ☐ N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. ☐ N/A Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\* If applicable.

29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ✓ Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. \_\_\_\_\_ Indicate percentage and direction of grade.
33. \_\_\_\_\_ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. \_\_\_\_\_ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGEMENT:**

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:   
Licensed Professional

Date: 7/27/87

## SHORT ENVIRONMENTAL ASSESSMENT FORM

### Appendix B Part 617

Project Title: Minor Subdivision for P. Donahue, D. Flanagan & J. Donlea

Location: East Side of King Drive, 1000'± Southeast of Rte 207

ID Number: \_\_\_\_\_

#### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

#### ENVIRONMENTAL ASSESSMENT

- |  | YES                      | NO                                  |
|--|--------------------------|-------------------------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will project have an adverse impact on groundwater quality?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will project have a major adverse effect on existing or future recreational opportunities?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is project non-farm related and located within a certified agricultural district?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will project have any adverse impact on public health or safety?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is there public controversy concerning any potential impact of the project?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

#### FOR AGENCY USE ONLY

Preparer's Signature: \_\_\_\_\_

Date: 7/27/87

Preparer's Title: \_\_\_\_\_

Land Surveyor

Agency: \_\_\_\_\_



PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Dorothy Flanagan deposes and says that she  
resides at 751 Little Britain Rd. Newburgh, N.Y.  
(Owner's Address)

in the County of Orange

and State of New York

and that she is <sup>one of</sup> the owners in fee of lands shown on the Town  
& New Windsor Tax Maps as Section 32, Block 1, Lot 10.25

which is the premises described in the foregoing application and

that she has authorized Jane Flanagan

to make the foregoing application as described therein.

Date: 6/16/87

Dorothy Flanagan  
(Owner's Signature)

Edward Flanagan (Husband)  
(Witness Signature)



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
Associate

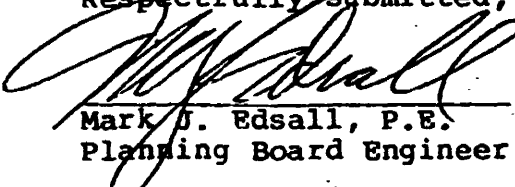
Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Donahue, Flannagan, Denlea Subdivision  
PROJECT LOCATION: Kings Road (south side)  
NEW WINDSOR #: 87-57  
18 November 1987

1. The Applicant has submitted a Plan for the minor subdivision of a 23.6 +/- acre parcel into two (2) lots.
2. The minor subdivision as indicated on the Plan appears to comply with the minimum requirements for the R-1 Zone.
3. The Board may wish to question if any existing structures exist on the subdivision property.
4. The date and professional performing the percolation test for proposed Lot No. 1 should be indicated on the Plan.
5. The Applicant has submitted a Short Environmental Assessment Form for the project. The Board may wish to take action to assume the position of Lead Agency under the SEQRA Review Process.
6. The Board should, for the record, determine if a Public Hearing will be required for the proposed minor subdivision or if a waiver for same will be granted per Paragraph 4.B of the Subdivision Regulations.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnjE



**ZONE BULK REQUIREMENTS (R-1 ZONE, Single-Family Residential)**

MINIMUM REQUIRED	LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD	STREET FRONTAGE
43,540 S.F.	125'	45'	20'/40'	50'	70'	

**MAXIMUM PERMITTED:**  
 BUILDING HEIGHT: 35'  
 DEVELOPMENT COVERAGE: 10%  
 MINIMUM LIVABLE FLOOR AREA: 1200 S.F.

**PROVIDED (LOT 1):**  
 LOT AREA: 44,039 ± S.F.  
 LOT WIDTH: 145' ±  
 FRONT YARD: (as required)  
 SIDE YARD: (as required)  
 REAR YARD: (as required)  
 STREET FRONTAGE: 105.40'  
 MAXIMUM BUILDING HEIGHT: (as required)  
 DEVELOPMENT COVERAGE: (as required)  
 MINIMUM LIVABLE FLOOR AREA: (as required)



LOCATION PLAN

1" = 1,000'

**NOTES**

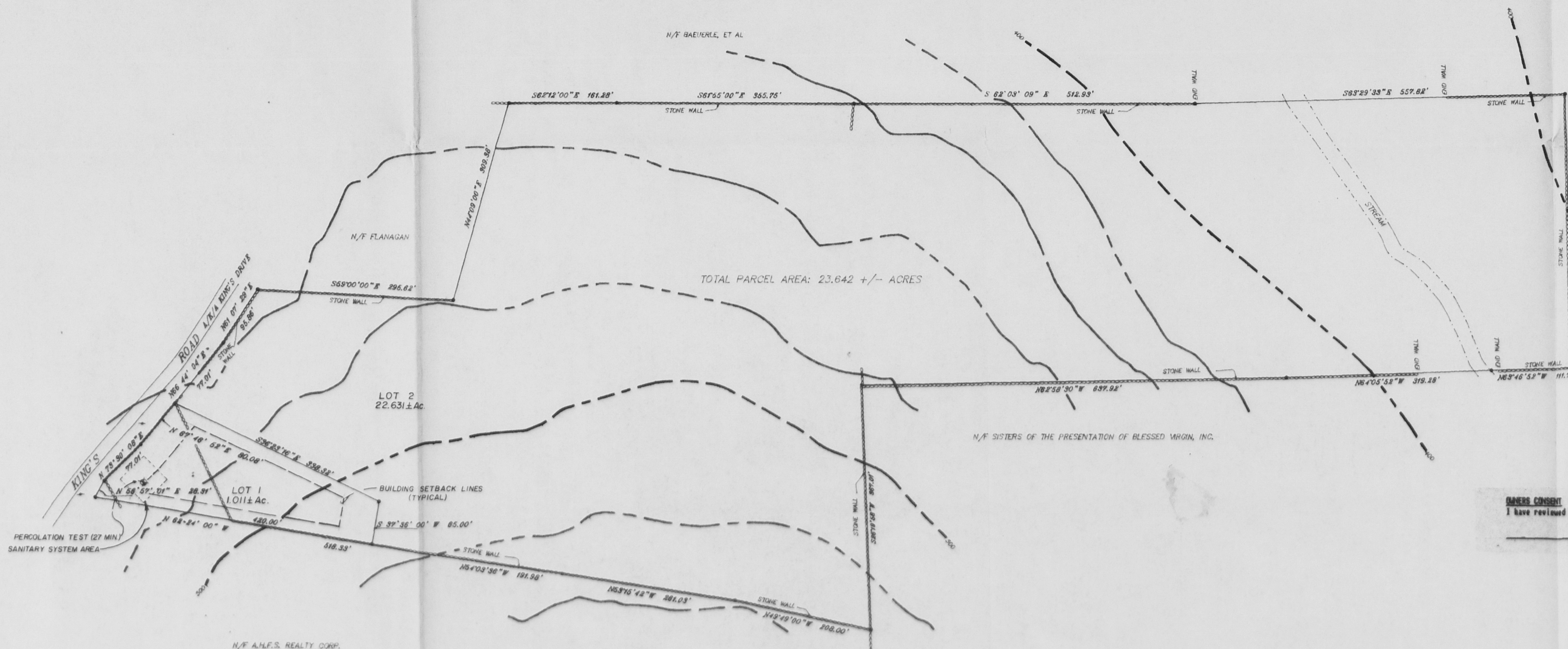
- Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 32, Block 1, Lot 19.25.
- APPLICANTS:** Mr. & Mrs. Edward Flanagan  
R.R. # 2, Box 25, King Dr.  
New Windsor, N.Y. 12550
- PROPERTY OWNERS:** Peter J. Donahue, Dorothy Flanagan & Joan Denlea  
c/o Applicant (above)
- TOTAL PARCEL AREA:** 23.642 ± Acres
- PROPERTY ZONE:** R-1
- Boundary data shown hereon is from a field survey completed by the undersigned on 25 November 1986.
- Topographic data shown hereon is from U.S.G.S. Mapping; Contour Intervals: twenty (20) feet.
- All Sanitary Sewage Disposal Systems shall be designed and constructed in accordance with N.Y.S. Department of Health Standards and the provision of the Public Health Law.
- All Sanitary Sewage Disposal Systems shall be designed by a N.Y.S. Licensed Design Professional and approved by the Town of New Windsor Building Inspector prior to the issuance of a Building Permit. These systems shall be inspected during construction and certified as to conformance to design by the Design Professional prior to the issuance of a Certificate of Occupancy.
- Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

**PLANNING BOARD APPROVAL**

Minor Subdivision APPROVAL GRANTED  
 BY TOWN OF NEW WINDSOR PLANNING BOARD  
 ON 11/13/1988  
 BY Lawrence J. Denlea  
 SECRETARY

**OWNER'S CONSENT**  
 I have reviewed the plan and find it acceptable.

OWNER



**CERTIFICATION**

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 26 November 1986 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.



<b>ELIAS D. GREVAS, L.S.</b>	
LAND SURVEYOR	
33 QUASSACK AVENUE	
NEW WINDSOR, NEW YORK 12550	
<b>REVISIONS:</b>	
DATE	DESCRIPTION

MINOR SUBDIVISION  
 PLAN PREPARED FOR  
**P. DONAHUE, D. FLANAGAN & J. DENLEA**  
 SITUATE IN  
**TOWN OF NEW WINDSOR**

ORANGE COUNTY  
 SCALE: 1"=100'  
 NEW YORK  
 15 JUNE 1987